

May 5, 1973.

Mr. Vernon M. Goodhand
P.O. Box 326
Cecilton, Md.

Dear Mr. Goodhand:

I finally staked the lot in Chesmar that Mr. Oakes ordered some time ago. There were quite a few problems involved.

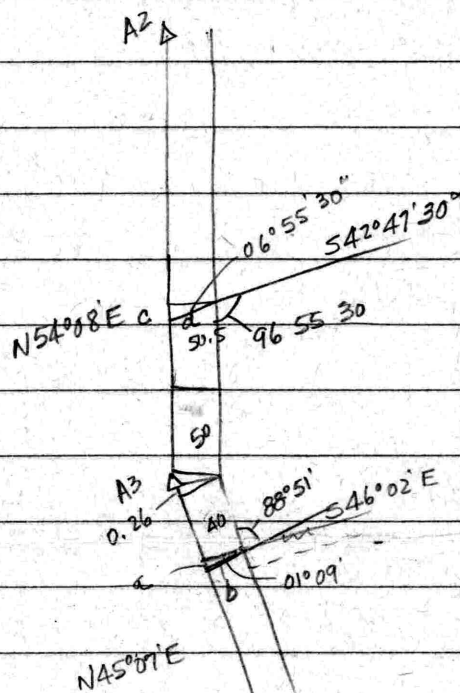
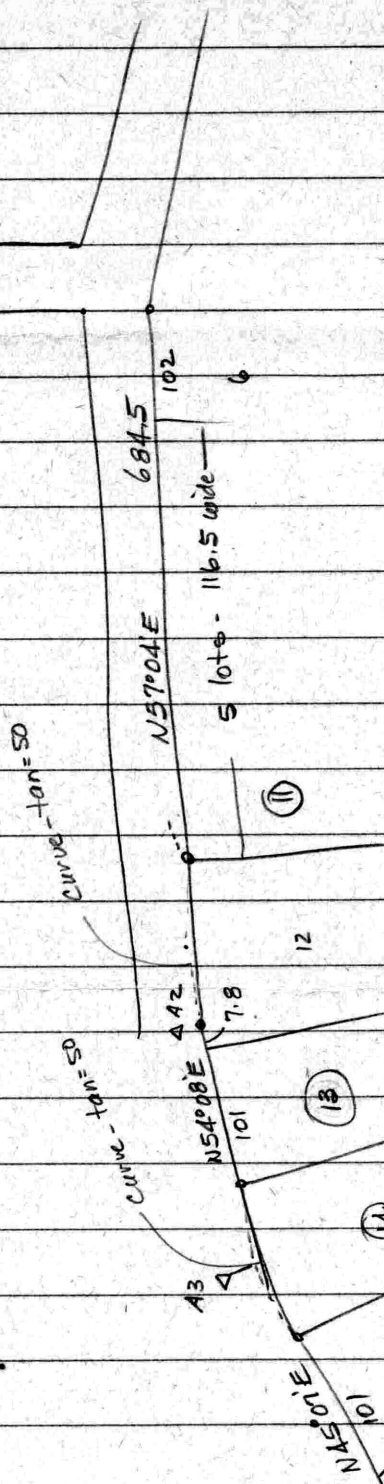
The original subdivision controls that are still intact are non-existent. The corners that I set are based upon points set by me several years ago when some of the original points were still there.

The pipes that I set along the line with Voshell are about 1' towards Voshell from the pipes that he had set when Lot 13 was divided. I talked at some length with him about this. I also talked with Mrs. Stubbs, and she seemed to be surprised that the pier was on her property. Everyone was very pleasant, and apparently your neighbors see no problems. However, I feel that you should be aware of the lack of original controls in the subdivision. I am confident that my survey is accurate, but I would have a hard time proving it.

Sincerely yours,

116.5
582.5
102
684.5

58.25
116.5
50
224.75
225.01
224.87



54 08
42 47 30
96 55 30

$c = 10 \tan 06^{\circ}55'30''$
 $d = 10 \sec = 10.07$

100.5
.26
100.76
- 1.21
99.55

45 07
46 02
91 09
179 60
91 09
88 51

$a = 10 \tan 01^{\circ}09' = 0.20$
 $b = 10 \sec = 10.00$

40.26
.20
40.46

57.8
101
50
208.8
209.85

42 47 30
42 26 30
21
3
63
2
126

50 64
54 08
2 56
2 01 28

54 08
45 07
9 01

EHP 47/841 - West $\frac{1}{2}$ of Lot 13 & Lot 14
less westerly 10' of Lot 14

Begin S side 40' rd. 985.5'± from C.M. on W
side 50' rd. at N end of div. line between herein
and Lot 15

with div. line S $46^{\circ}02'E$ - 210

" 40'± to MHW

with river NE div. 150.5'± to midpoint of
Lot 13

with same N $42^{\circ}47'30"W$ - 223.45 to rd.

with rd. SW div. 150.5'± to div. line between
14 & 15 & begin

Curve

$$\Delta = 09^{\circ}01'$$

$$\tan = 50$$

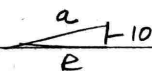
$$\frac{\Delta}{2} = 04^{\circ}30'30''$$

$$R = 634.13$$



$$\tan \frac{\Delta}{2} = \frac{\tan}{R}$$

$$R = \frac{50}{\tan \frac{\Delta}{2}}$$



$$\tan \kappa = \frac{10}{R} = 0.0157696$$

$$\kappa = 0^{\circ}54'10''$$

$$a = \frac{R}{\cos \kappa} = 634.21$$

Move point in 0.08'

$$R = 634.13$$

$$\Delta = 08^{\circ}05'50''$$

$$L = 89.62$$

$$C = 89.54$$

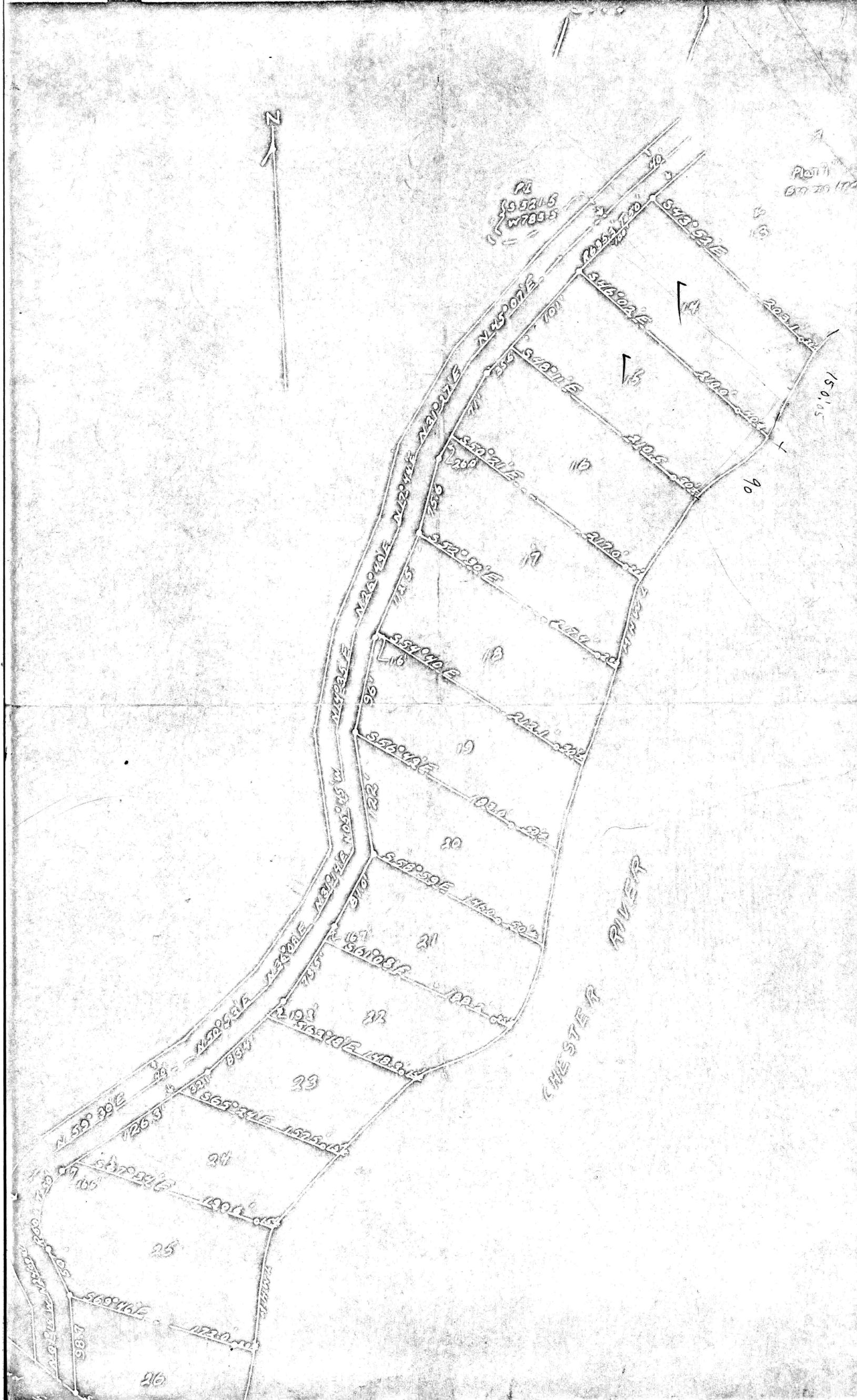
$$09^{\circ}01'$$

$$\begin{array}{r} 08\ 59\ 60 \\ 01\ 48\ 20 \\ \hline 07\ 11\ 40 \end{array}$$

$$\begin{array}{r} 08\ 59\ 60 \\ 0\ 54\ 10 \\ \hline 08\ 05\ 50 \end{array}$$

$$\begin{array}{r} 217.96 \\ 15.95 \\ \hline 233.91 \\ - 10.08 \\ \hline 223.83 \end{array}$$

$$01\ 48\ 20$$



W.H.G

LBER

70 PAGE 530

RECEIPT NO. 56353

THIS DEED, Made this 24th day of June in the year one thousand nine hundred and sixty one, by and between A. Baugh Dannel and Vivian J. Dannel, his wife, of Kent County, Maryland, of the first part, and Hugh H. Baldwin and Shirley L. Baldwin, his wife, of Kent County, Maryland, of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said A. Baugh Dannel and Vivian J. Dannel, his wife, do grant and convey unto the said Hugh H. Baldwin and Shirley L. Baldwin, his wife, as tenants by the entireties, and to the survivor of them and to the survivor's heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in the Fourth Election District of Kent County, Maryland, bordering on the shores of Chester River and which is identified as Lot No. 14 as shown on Plat No. 2 of "Chesmar" and recorded among the Land Records for Kent County in Liber W.H.G. No. 39, folio 634a and the westerly half of Lot No. 13 as shown on Plat No. 1 of "Chesmar" and recorded among the Land Records for Kent County in Liber W.H.G. No. 34, folio 424a, and which said lots are described as follows, that is to say:

BEGINNING for the same at a point on the southerly side of a 40 foot wide road or way adjoining this and other lots southwesterly 985.5 feet, more or less, measured along the southeasterly line of the said way from a concrete monument that marks the westerly line of a 50 foot wide way that runs in a northerly direction to the State Road, and which said place of beginning is at the northerly end of the division line between the lot hereby conveyed and Lot No. 15, and running thence with said division line (1) south 46 degrees 02 minutes east 210 feet to a point thence continuing in the same direction 40 feet, more or less, to mean high water line of Chester River; (2) thence by and with said mean high water line of Chester River and in a northeasterly direction for a distance of 150.5 feet, more or less, to a division line hereby created equally dividing Lot No. 13 and where said division line crosses said mean high water line of Chester River; (3) thence by and with said division line hereby created south 42 degrees 47 minutes

Witnessed by Hugh H. Baldwin 8/10/61



30 seconds East 223.45 feet, more or less to the Southerly side of the aforesaid 40 foot wide road or way; (4) thence by and with said southerly side of aforesaid 40 foot wide road or way in a southwesterly direction 150.5 feet, more or less, to the division line between Lot No. 14 and Lot No. 15, and the place of beginning.

BEING the same lots of ground which were granted and conveyed by J. Carl Cooper and Betty S. Cooper, his wife, to A. Baugh Dannel and Vivian J. Dannel, his wife, by deed dated May 28, 1960, and recorded among the Land Records of Kent County in Liber W.H.G. No. 65, Folio 458.

TOGETHER with the building and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Hugh H. Baldwin and Shirley L. Baldwin, his wife, as tenants by the entireties, and to the survivor of them and to the survivor's heirs and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor.

TEST:

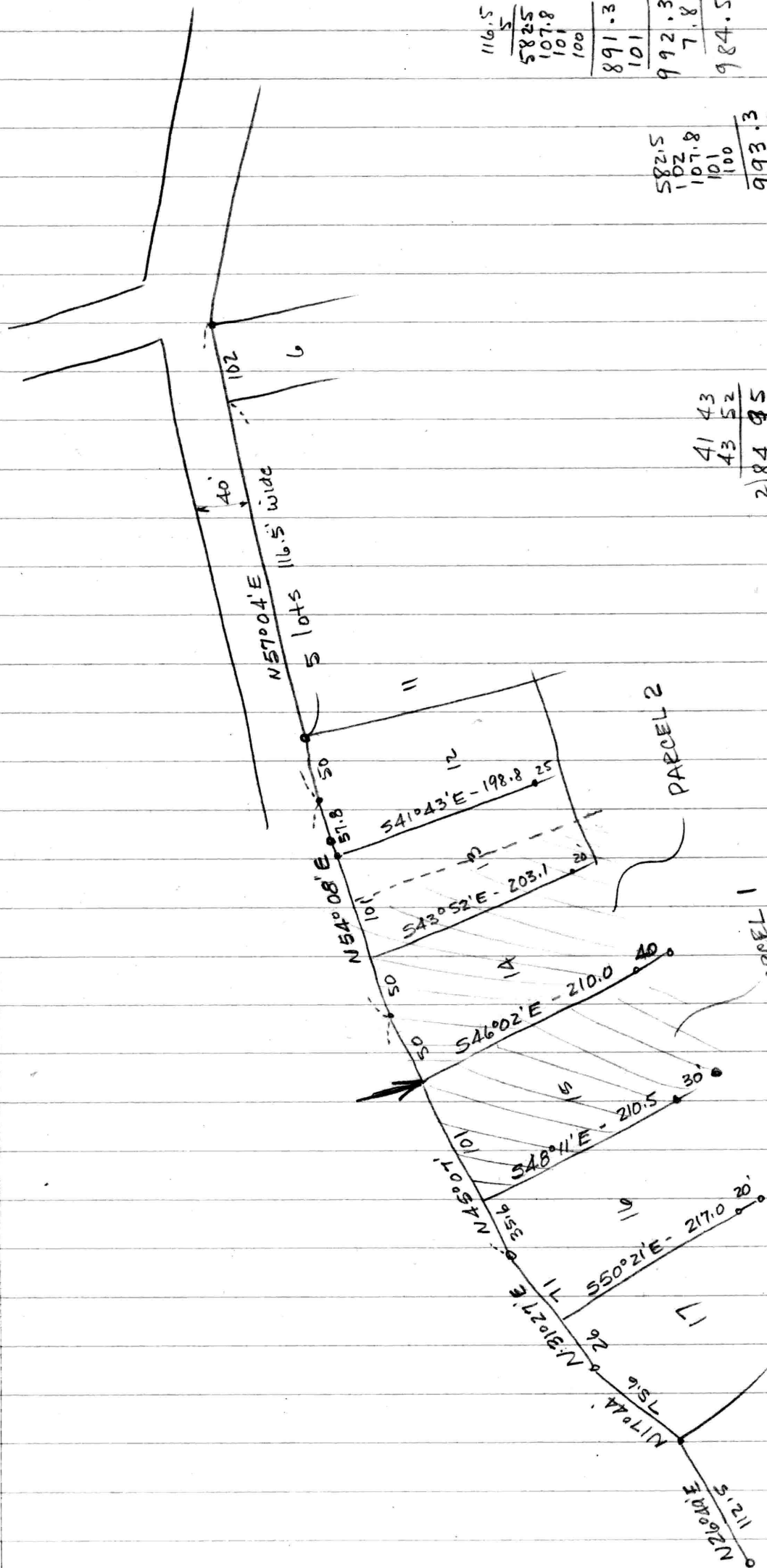
H. Elizabeth Surri A. Baugh Dannel (SEAL)
A. Baugh Dannel
H. Elizabeth Surri Vivian J. Dannel (SEAL)
Vivian J. Dannel

STATE OF MARYLAND, KENT COUNTY, to wit:

I HEREBY CERTIFY, that on this 24th day of June, in the year one thousand nine hundred and sixty one, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County aforesaid, personally appeared A. Baugh Dannel and Vivian J. Dannel, his wife, and they acknowledged the foregoing Deed to be their act.

LAW OFFICE OF
ELROY G. BOYER
COURT STREET
CHESTERTOWN, MD.

CHESMAR - Plats WHG 39/634 A & WHG 34/424 A



116.5
582.5
107.8
101
100
891.3
101
992.3
7.8
984.5

582.5
102.8
107.8
101
100
993.3
7.8
985.5

41.43
43.52
284.95
42.47
30

203.1
20
198.8
25
446.9

Parcel 2 - Begin at begin pt. of Parcel 1 at N
end of herein and Lot 15

S $46^{\circ} 02' E$ - 210

" 40'± to river

with R in NE di. 150.5'± to new div. line

" same N $42^{\circ} 47' 30'' W$ - 223.45'± to rd.

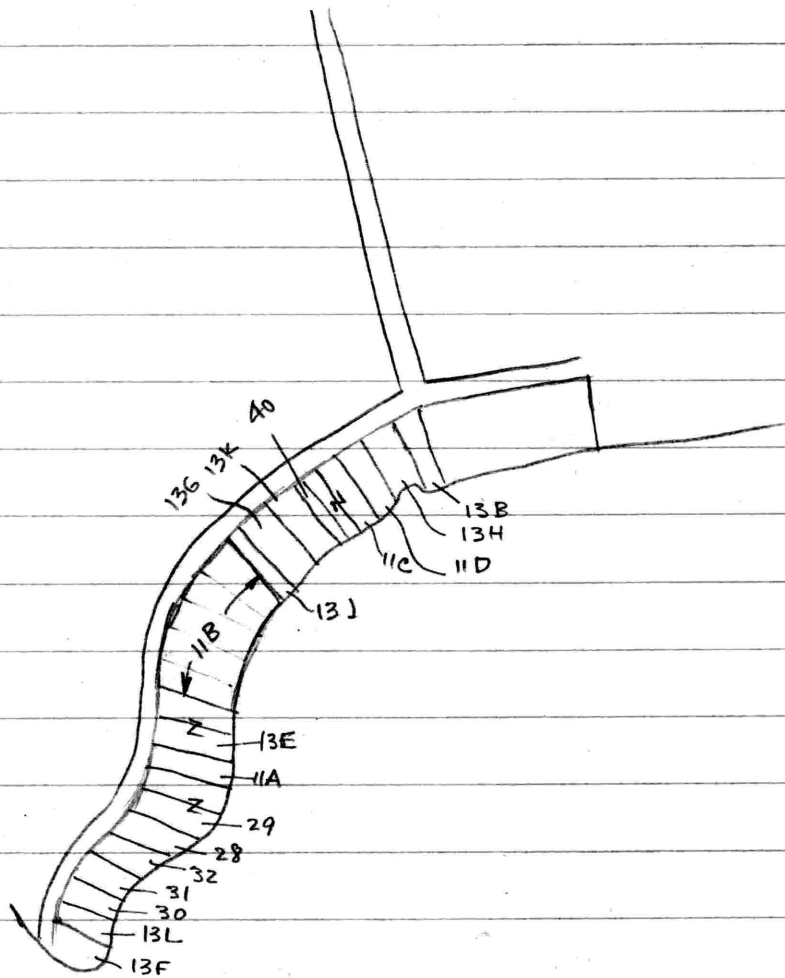
with S side 40' rd SW di. 150.5'± to div.

line between Lots 14 & 15 and begin
see WHG 39/634 A

" 34/424A

WALKER

Tax Map 38



13G - Ed. A. Voshell, Jr.

WHG 43/501

13J -

"

WHG 55/607

Gertrude M.H.

11B - J. Eckley Walker, Jr.

EHP 16/530

13E - Calvert C. Merriken Jr.

WHG 48/305

11C - Schrager

- Lot 9 & E 1/2 Lot 10

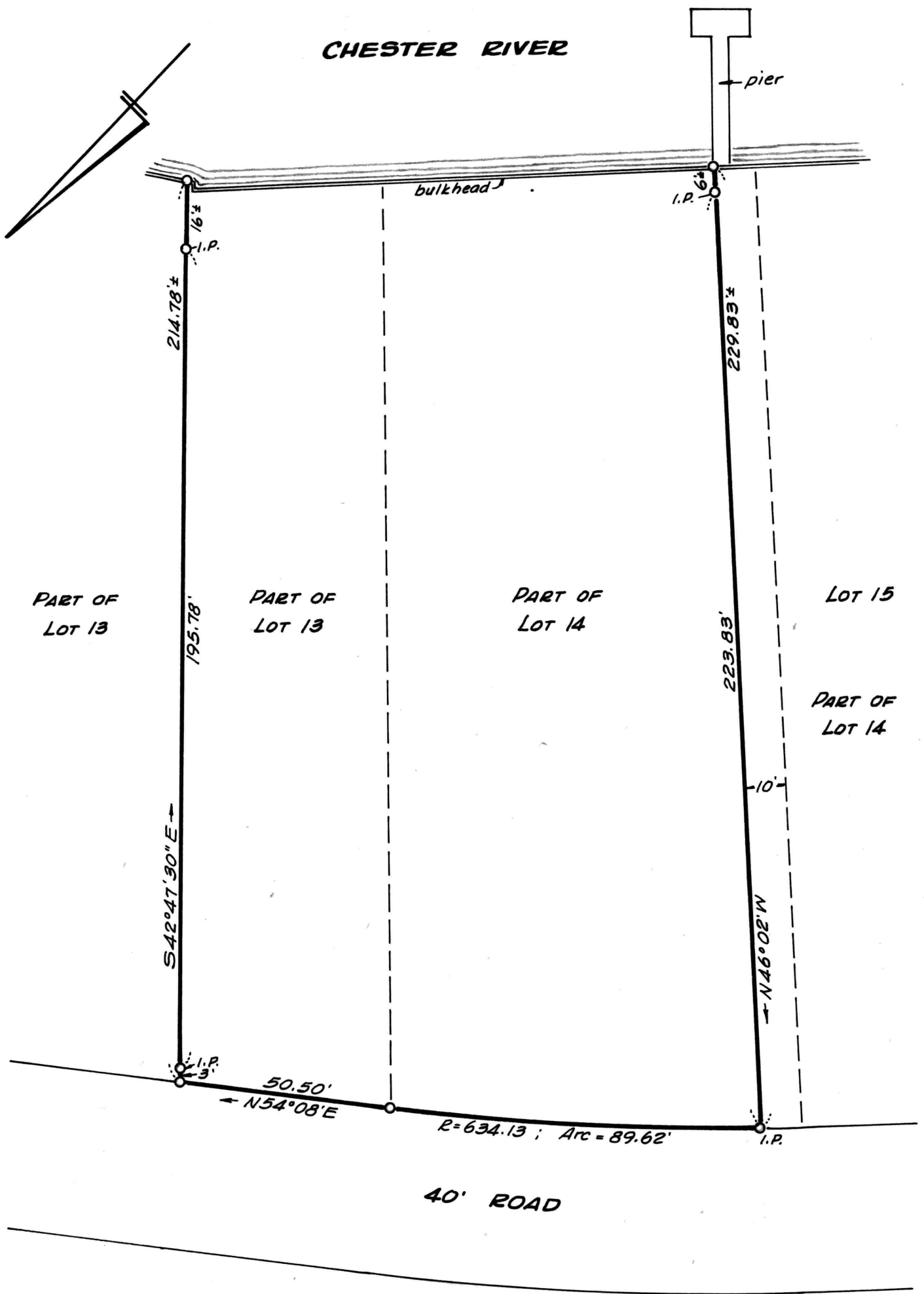
EHP 16/530 - Begin S side 40' road (985.5) ^{incorrect} from C.M.
marking W side of 50' rd.

S 46° 02' E - 250' ± to river

Parcel with R in W die 90' ± to pt. S 48° 11' E - 30' ± from
C.M. or stake

N 48° 11' W - 240.5' ± to rd.

with rd. N 45° 07' E - 101' ± to begin



**PLAT OF A SURVEY OF PARTS OF
LOTS 13 & 14, CHESMAR**

4TH DISTRICT, KENT COUNTY, MD.

Scale 1" = 30' May 1973.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

for Vernon M. Goodhand

I.P. = iron pipe

W N G 33 PAGE 626

THIS DEED, Made this 5th day of June, 1954,
by and between George W. Baldwin and Esther H. Baldwin, his wife, of Kent
County, and State of Maryland, of the first part, and Hugh H. Baldwin and
Shirley L. Baldwin, his wife, of Kent County, and State of Maryland, of the
second part.

WITNESSETH, that in consideration of the sum of one
(\$1.00) dollar and other good and valuable considerations, the receipt whereof
is hereby expressly acknowledged, the said George W. Baldwin and Esther H.
Baldwin, his wife, do grant unto Hugh H. Baldwin and Shirley L. Baldwin, his
wife, as tenants by the entireties and to the survivor of them, the survivor's
heirs and assigns, in fee simple, all that tract of land situate, lying and being
in the Fourth Election District of Kent County, State of Maryland and described
as follows:

Beginning for the same at a point on the southerly side
of a 40 foot wide road or way adjoining this lot, and in a southwesterly
direction 985.5 feet, more or less, measured along the southerly line of the said
road or way from a concrete monument that marks the westerly line of the 50 foot
wide road or way that runs in a northerly direction to the State Road, and
running,

1. Thence south 46 deg. 02 min. east 250 feet, more or
less, to the mean high water line of the Chester River,

2. Thence by and with the mean high water line of said
Chester River and in a westerly direction, 90 feet, more or less, to a point
which is south 48 deg. 11 min. east 40 feet, more or less, from a concrete
monument or stake,

3. Thence north 48 deg. 11 min. west 240.5 feet, more or
less, to the southerly side of said road or way,

4. Thence by and with the southerly line of said road or
way, north 45 deg. 07 min. east 101 feet, more or less, to the point of beginning.

BEING a part of all that farm or tract of land which was
conveyed to the said George W. Baldwin and Esther H. Baldwin, his wife, by George
H. Cannan, widower, by deed dated May 8, 1951, and recorded among the Land Records
for Kent County, Maryland, in Liber W. H. G. No. 19, Folio 44.

TOGETHER with the buildings and improvements thereupon
erected, made or being and all and every the rights, alleys, ways, waters,
privileges, appurtenances and advantages, to the same belonging, or anywise

CARVELL & RASIN
ATTORNEYS AT LAW
CHESTERTOWN, MD.

Delivered & Executed J. Cokerly, Atty. 4/28/60

47,000.00 - 45 days -
Sellers retain Chandelier in Dining room.
Will be carefully removed to protect
Ceiling - Drapes?

Forty-seven Thousand -
Check Paid \rightarrow 47,000
Balance \rightarrow 4,500
~~47,000~~